

ORDINANCE NO. 20060824-073

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED IN THE VICINITY OF EAST HOWARD LANE FROM LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial service-conditional overlay (LI-CO) combining district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No. C14-06-0070, on file at the Neighborhood Planning and Zoning Department, as follows:

A 7.034 acre tract of land, more or less, out of the L.C. Cunningham Survey No. 68, Abstract No. 163, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located in the vicinity of East Howard Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

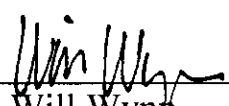
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

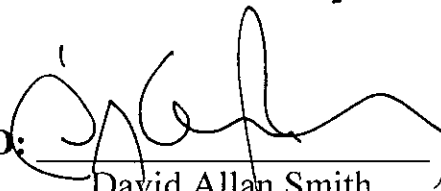
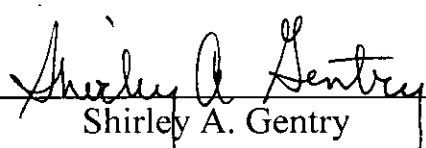
1. A 50-foot wide building setback shall be established along and adjacent to the south property line.
2. A 25-foot wide vegetative buffer shall be provided and maintained along and adjacent to the south property line within the 50-foot building setback. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence standard lot (SF-2) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on September 4, 2006.

PASSED AND APPROVED

_____, August 24, 2006 §
 §
 § 
 Will Wynn
 Mayor

APPROVED:  **ATTEST:** 
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



Landesign Services, Inc.

117 West 4th Street
Taylor, Texas 76574
512-352-8055 office
512-352-8807 fax

EXHIBIT " A " COA LIMITS TRACT 1 METES AND BOUNDS DESCRIPTION

BEING 7.034 ACRES OF LAND, AS SURVEYED BY LANDESIGN SERVICES, INC., BEING OUT OF THE L.C. CUNNINGHAM SURVEY NO. 68, ABSTRACT NO. 163, TRAVIS COUNTY, TEXAS, AND A PART OF CALLED 139.803 ACRE TRACT OF LAND CONVEYED BY BEAL BANK, S.S.B. TO NWC HOWARD & I-35, LTD. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2005166846 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rebar found for the northeast corner of Lot 4, amended plat of tech.ridge section four, a subdivision of record in Document No. 200000307 of the Official Public Records of Travis County, Texas and in the southerly line of said 139.803 acre and also being the northeast corner of a 78.86 acre tract of land recorded in Volume 9568, Page 741 of the Real Property Records of Travis County, Texas and in the easterly line of Austin City Limits annexed 12/31/2003 and a southerly line of the North Town Municipal Utility District Limits;

THENCE North 81°17'43" West along the southerly line of said 139.803 acre tract and the northerly line of said amended plat of tech.ridge section four a distance of 891.67 feet to a 1/2 inch iron rebar found at the beginning of a curve to the left;

THENCE along said curve to the left, having a radius of 440.00 feet, a delta angle of 00°40'11", a length of 5.14 feet and a chord which bears North 81°37'49" West a distance of 5.14 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

THENCE North 29°50'14" West crossing the said 139.803 acre tract a distance of 252.52 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set at the beginning of a curve to the right;

THENCE along said curve to the right, having a radius of 200.00 feet, a delta angle of 31°22'04", a length of 109.50 feet, and a chord which bears North 14°09'11" West a distance of 108.13 feet to a calculated point in the northerly line of said Austin City Limits and a southerly line of the North Town Municipal Utility District Limits;

THENCE South $81^{\circ}14'50''$ East along the northerly line of said Austin City Limits and a southerly line of the North Town Municipal Utility District Limits a distance of 1140.76 feet to a calculated point at a corner of said Austin City Limits and said North Town Municipal Utility District Limits;

THENCE South $17^{\circ}16'10''$ West with the easterly line of said Austin City Limits and a southerly line of the North Town Municipal Utility District Limits a distance of 299.50 feet to the POINT OF BEGINNING.

This parcel contains 7.034 acres of land, more or less, out of the L.C. Cunningham Survey No. 68, Abstract No. 163, Travis County, Texas. Description prepared from an on-the-ground survey made during February 2006. All bearings are based on the Texas State Plane Coordinate System, Central Zone, with all distances and coordinates being NAD 83 Datum.

 11 MAY 06

Joseph Beavers Date
Registered Professional Land Surveyor
State of Texas No. 4938

Project Number: 01106009

Attachments: Survey Drawing L:\LONGARO & CLARKE\HOWARD LANE\DWGS\01100902-cll.dwg

L:\LONGARO & CLARKE\HOWARD LANE\FNOTES\COA Limits Tract1.doc

Created on 05/10/2006

CURVE TABLE					
NUMBER	Delta Angle	Radius	Length	Chord Bearing	Chord Length
C1	00°40'11"	440.00'	5.14'	N81°37'49"W	5.14'
C2	40°03'54"	200.00'	139.85'	N09°48'16"W	137.02'
C3	31°22'05"	200.00'	109.50'	N14°09'11"W	108.13'

L. C. CUNNINGHAM
SURVEY NO. 68, ABS. NO. 1 & 3

NORTH TOWN M.U.D.

AUSTIN CITY LIMITS
ANX. 12/31/03
ORDINANCE #: 031106-39

NORTH TOWN M.U.D.

AUSTIN CITY LIMITS
ANX. 12/31/03
ORDINANCE #: 031106-39

NWC HOWARD
& I-35, LTD.
(139.803 ACRES)
2005166846
O.P.R.T.C.

PUBLIC UTILITY EASEMENT
DOC. NO. 1999038163
O.P.R.T.C.

COA LIMITS
TRACT 1
7.034 ACRES

POINT OF
BEGINNING

NORTH

SCALE IN FEET

200 100 0 200

[0.461 AC.]
PFLUGERVILLE
WATER LINE EASEMENT
TRACT 1-PART 2
DOC. NO. 200031296

LEGEND

- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR
W/PLASTIC CAP SET
- ▲ NAIL FOUND
- △ CALCULATED POINT
- Ø UTILITY POLE
- X - BARBED WIRE FENCE
- ⊙ 4 FOOT DIAMETER STONE ENCASED WATER WELL
- (D.R.T.C.) DEED RECORDS OF TRAVIS COUNTY
- (R.P.R.T.C.) REAL PROPERTY RECORDS OF TRAVIS COUNTY
- (O.P.R.T.C.) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- (P.R.T.C.) PLAT RECORDS OF TRAVIS COUNTY

N81°17'43"W 891.67'
(N79°05'37"W 891.94')
(S79°05'17"E 891.94')

amended plat of
tech. ridge
section four
DOC. #: 200000307
O.P.R.T.C.

LOT 4

(N19°28'05"E 465.04')
(S19°28'05"W 465.03')
N17°16'10"E 465.12'

LOT 3

N62°34'23"W 108.59'
(N60°22'28"W 108.59')
(S60°22'28"E 108.59')

AUSTIN CITY LIMITS
ANX. 12/31/03
ORDINANCE #: 031106-39
NORTH TOWN M.U.D.

JOB NUMBER: 011-06-009 DRAWING NAME: 01100903-cc1

PROJECT NAME: HOWARD LANE

DATE: 05/10/2006

SCALE: 1"=100'

DRAWING FILE PATH:

L:\LONGARO & CLARKE\HOWARD LANE\DWGS

FIELDNOTE FILE PATH:

L:\LONGARO & CLARKE\HOWARD LANE\FNOTES

RPLS: JB

TECH: MP

PARTYCHIEF: JA

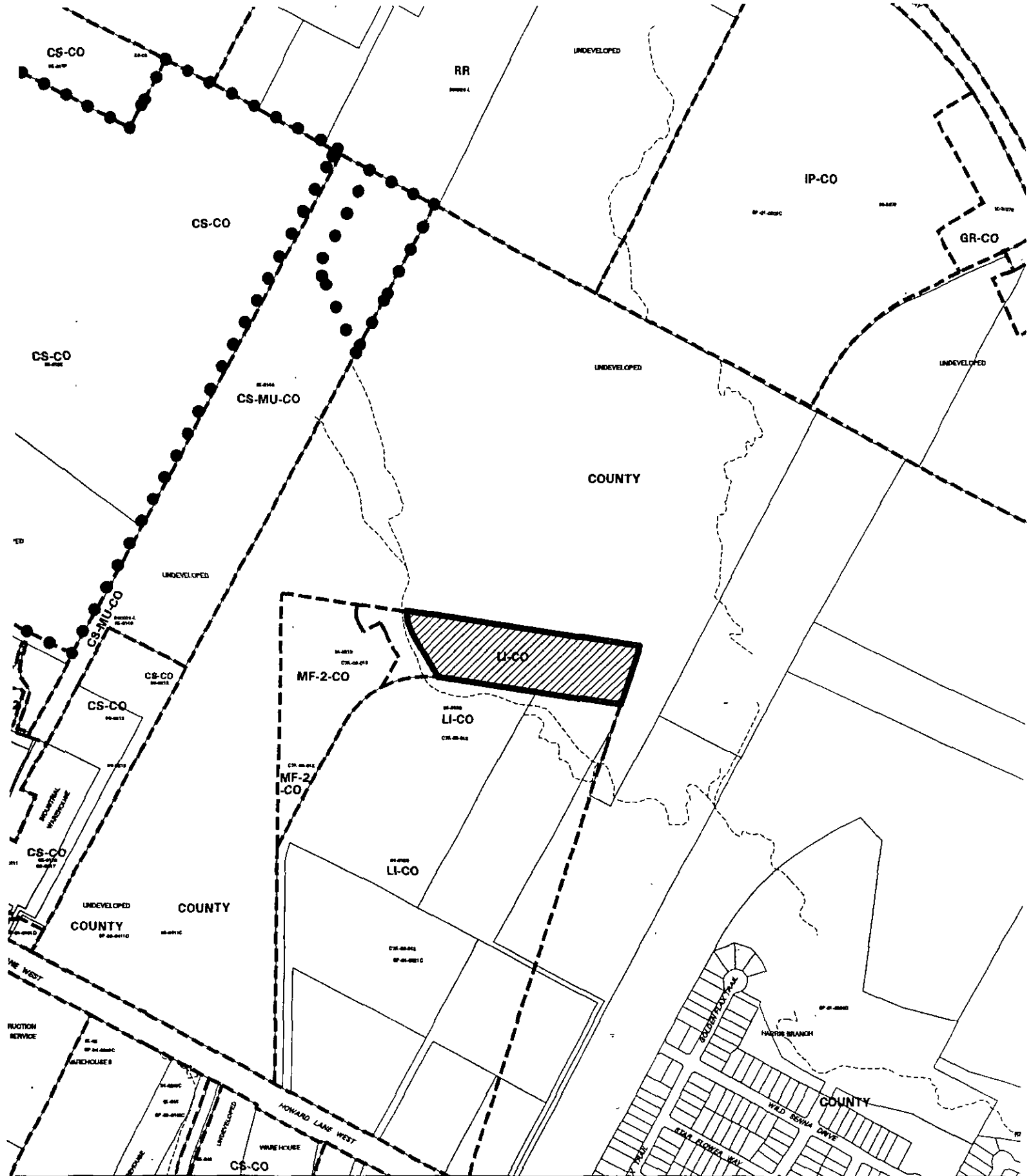
SHEET 3 of 3

FIELDBOOKS: NA

CHK BY: JB

SKETCH TO
ACCOMPANY
FIELD NOTES





 1" = 600'	SUBJECT TRACT		ZONING EXHIBIT B CASE #: C14-06-0070 ADDRESS: E HOWARD LN SUBJECT AREA (acres): 7.034	DATE: 06-05 INTLS: SM	CITY GRID REFERENCE NUMBER N36
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S.SIRWAITIS				